

EXCELLENT FRONTAGE!



1,100 SF Endcap Space
Lease Rate: \$13.00 PSF NNN

One bay remaining at 48th and Vine Streets! This 1,100 SF bay is an endcap with excellent frontage and signage. Neighbors include: Ace Hardware, Goodwill, Papa Johns, Outback Steakhouse and Fazolis. Tenant improvement allowance available at this well-trafficked intersection.

Holly Jones
Director of Retail Services
(402) 548 4038
hjones@lundco.com

DeAnn Hill
Senior Associate, Retail Specialist
(402) 548 4041
dhill@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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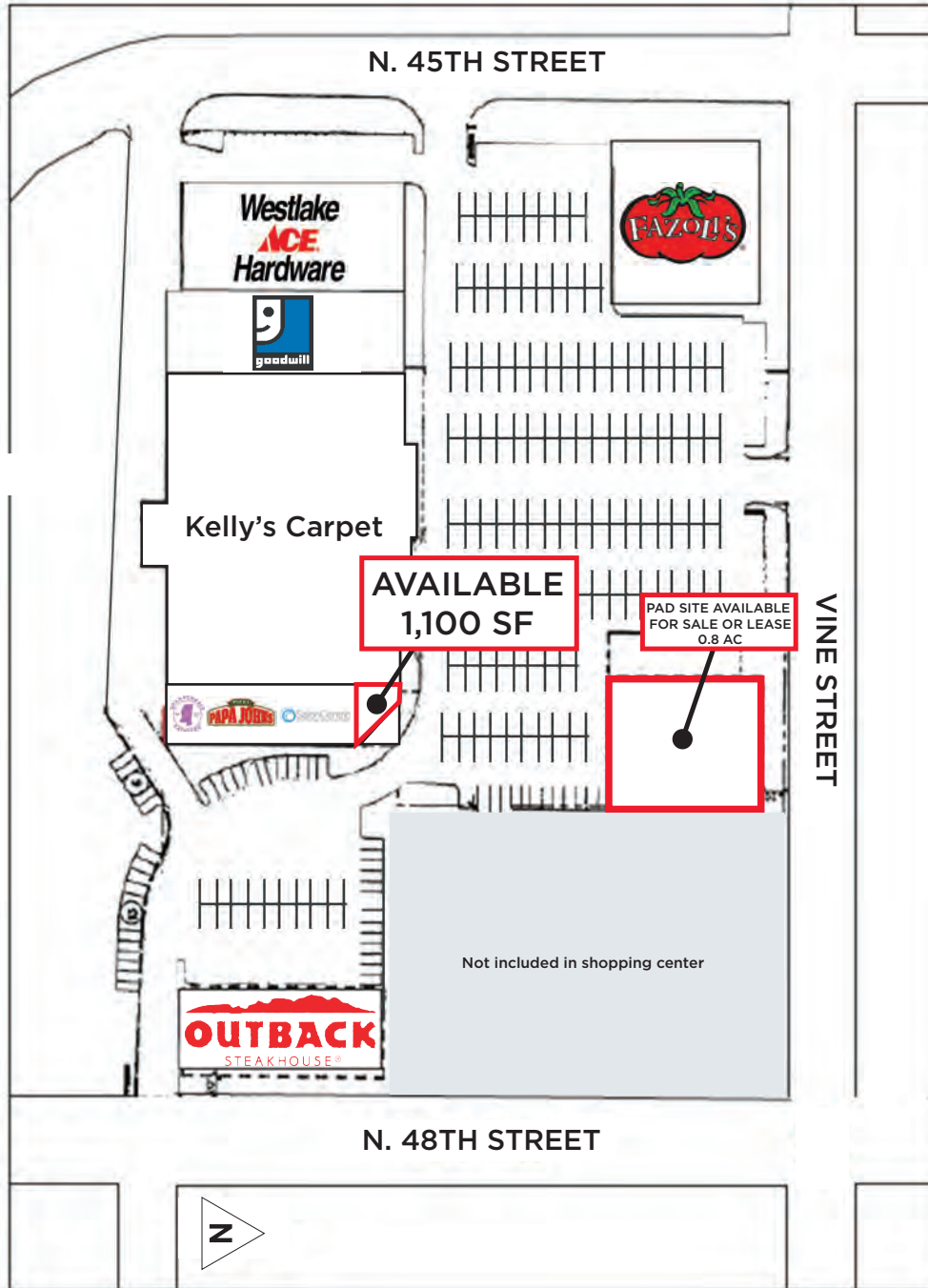
Property Highlights

Lease Rate	\$13.00 PSF NNN
NNN Expenses	\$3.49
Total Available	1,100 SF
Building Size	9,475 SF
Year Built	1967
Total Site Area	1.4 AC
Zoning	B1 - Local Business
Traffic Counts	29,000 EADT

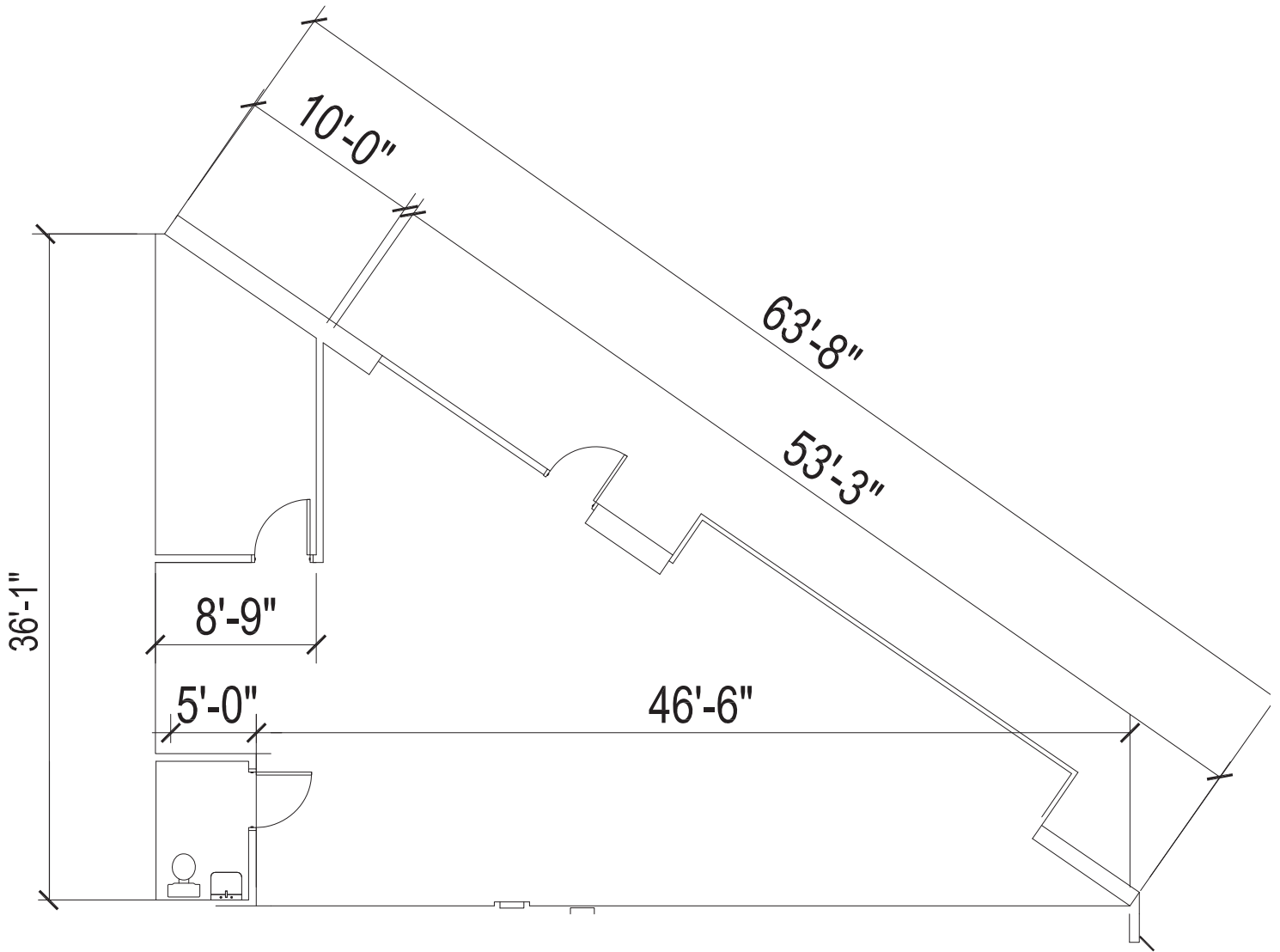
Demographics

	Population	Median HH Income	No. of Households
1-mile	13,868	\$41,267	6,504
3-mile	130,312	\$43,121	54,289
5-mile	226,318	\$48,244	93,304

Site Plan



Floor Plan





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